

Exhibit F

(Preliminary Report)

3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234



212 Second Street, Suite 502
Lakewood, NJ 08701

September 3, 2020

Amy E. Vulpio, Esq.
White and Williams LLP
7 Times Square, Suite 2900
New York, NY 10036

Reference: Our File: **RANY-40759**
Seller(s): **60 91st Street Corp.**
Buyer(s): **TBD**
Lender: **TBD**
Premises: **60 West 91st Street, New York, NY 10024**
Block: 1204 Lot: 54

Dear Amy,

Enclosed please find the most recently completed title report relative to the above referenced transaction for your review.

Please contact this office should you have any questions or require the method of disposition for any exception set forth herein.

Your coordinator on this file is Yisroel Stamm who can be reached via phone at 718-215-5135 or via email at YStamm@rsabstract.com.

Sincerely,

Chana Klingman
Riverside Abstract, LLC

Notice to Buyer(s)/Borrower(s) and/or their agent(s): Please be advised that Riverside Abstract, LLC has implemented a rate calculator for your convenience to enable you to calculate your title insurance premiums. This website can be accessed at www.nyrates.fntg.com.

CERTIFICATE FOR TITLE INSURANCE

AMTRUST TITLE INSURANCE COMPANY

Agrees to issue its standard form of insurance policy after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy, and (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the premium and related charges for the policy are not paid; (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company; or (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of title insurance policy. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

THIS CERTIFICATE IS INTENDED FOR LAWYERS ONLY. SUCH EXCEPTIONS AS MAY BE SET FORTH HEREIN MAY AFFECT MARKETABILITY OF TITLE. YOUR LAWYER SHOULD BE CONSULTED BEFORE TAKING ANY ACTION BASED UPON THE CONTENTS HEREOF. THE COMPANY'S REPRESENTATIVE AT THE CLOSING HEREUNDER MAY NOT ACT AS LEGAL ADVISOR TO ANY OF THE PARTIES OR DRAW LEGAL INSTRUMENTS FOR THEM. SUCH REPRESENTATIVE IS PERMITTED TO BE OF ASSISTANCE ONLY TO AN ATTORNEY. IT IS ADVISABLE TO HAVE YOUR ATTORNEY PRESENT AT THE CLOSING.

IF ANY OF THE CLOSING INSTRUMENTS WILL BE OTHER THAN COMMONLY USED FORMS OR CONTAIN UNUSUAL PROVISIONS, THE CLOSING CAN BE SIMPLIFIED AND EXPEDITED BY FURNISHING THE COMPANY WITH COPIES OF THE PROPOSED DOCUMENTS IN ADVANCE OF CLOSING.

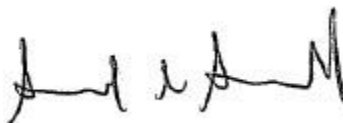
Dated: September 3, 2020

Redated:

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234
TEL: (718) 252-4200
FAX: (718) 252-4226

Report Created by: Chana Klingman

AMTrust Title Insurance Company

By: 

Shaul Greenwald
Authorized Signature

CERTIFICATE OF TITLE INSURANCE
(Continued)

The following matters will be expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;
 - v. or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10 or loan policy 11 , 13 or 14) or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes, assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

Loan Policy additional Exclusions:

1. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
2. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

The policy will except from coverage any state of facts which an accurate survey might show, unless a survey is provided or survey coverage is available. When a survey is provided, this certificate will set forth the specific survey exceptions which we will include in the Policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include roof cornices, show window cornices, lintels, sills, window trim, entrance trim, bay window cornices, moldings, belt courses, water tables, keystones, pilasters, porticos, balconies all of which project beyond the street line.

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**CONSUMER NOTICES AND DISCLOSURES AS REQUIRED
PURSUANT TO NEW YORK INSURANCE LAW**

Date: **September 3, 2020**

File No.: **RANY-40759**

Property: **60 West 91st Street, New York, NY 10024**

To: **TBD**

These disclosure and Notices are for the purposes of compliance with New York Insurance Law and do not alter or change the coverage's, exceptions, exclusions, or conditions of the final policies issued in connection with the subject transaction. Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and shall also be subject to a civil penalty not to exceed five thousand dollars and the stated value of the claim for each such violation.

THIS REPORT IS NOT A TITLE INSURANCE POLICY!

PLEASE REVIEW THIS REPORT WITH A REAL ESTATE PROFESSIONAL REPRESENTING YOUR INTEREST IN THIS TRANSACTION. PLEASE READ IT CAREFULLY.

THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

Initial: _____

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NOTICE CONCERNING AVAILABILITY OF AN "OWNER'S" POLICY

Date: September 3, 2020

To: TBD

Title No: RANY-40759

Please indicate if this transaction is a refinance _____ or a purchase _____.

Our records indicate that you are currently seeking a "Lender's" title insurance policy, not an "Owner's" title insurance policy.

You have the option of purchasing an Owner's insurance policy. Please read the following disclosures concerning "Lender's" and "Owner's" title insurance policies, and ***initial in the space provided to confirm that you have read and understand the disclosures.***

_____ I acknowledge that the Lender's title insurance policy issued in connection with this financing provides insurance to the **lender only** and does not insure my interest in the property as the owner of the property.

_____ I acknowledge that I understand that the Lenders' policy insures that the lender has a valid and enforceable encumbrance on the property that I own or that I am purchasing. An Owner's Policy, if purchased by me, would insure me and provide me with a legal defense against claims made against the title to the property. The Owner's policy would also protect my equity in the property and assure that marketability of the property when I sell it. Without an Owner's policy I do not get those protections.

I may obtain an Owner's Policy of Title Insurance which provides title insurance to me and the total premium for both policies will be **\$TBD**.

☐ I/We do request an Owner's Extended Protection Policy (TOEPP) of title insurance.

☐ I/We do request a Standard Owner's Policy of title insurance.

☐ I/We do not request an Owner's Policy of title insurance.

TO BE SIGNED BY BUYER/BORROWER

Date

TBD

BY: _____

OPTIONAL MARKET VALUE POLICY RIDER AVAILABILITY

Title No.: RANY-40759

NOTE: THE FOLLOWING IS ONLY APPLICABLE TO THE PURCHASE OF A ONE TO FOUR FAMILY DWELLING, A RESIDENTIAL CONDOMINIUM OR COOPERATIVE UNIT. THE PURCHASER MUST BE A NATURAL PERSON AND MUST RESIDE AT THE PROPERTY WHICH MUST BE USED PREDOMINANTLY FOR RESIDENTIAL PURPOSES.

Section 6049, Subdivision "C" of the Insurance Law requires that title companies' offer at or prior to closing an optional policy rider to cover the homeowner for the future market value of his or her home. The Purchaser may, for an additional premium, obtain a title policy in excess of the Purchase Price.

A. I choose to accept the Market Value Policy Rider.

TBD

BY: _____

B. I do not wish to accept the Market Value Policy Rider for future increased market value and elect to waive the offer for such additional coverage.

TBD

BY: _____

C. TO BE COMPLETED BY THE COMPANY CLOSER:

The Optional Market Value Policy Rider is not applicable to this transaction.

REASON:

- ☐ Commercial Property ☐ Vacant Land
☐ Multiple Dwelling (consisting of 5 families or more)
☐ Purchaser is not a natural person (e.g. corporation, partnership, trust, etc.)
☐ Purchaser will not reside at dwelling

BY: _____
Company Closer

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
SCHEDULE A

Effective Date: July 28, 2020

Title No.: RANY-40759

Recertified Date: _____

Recertified By: _____

Policy and/or Policies to be issued:

ALTA Owner's Policy with N.Y. Endorsement Modifications **\$TBD**
Proposed Insured: **TBD**

ALTA 2006 Loan Policy with N.Y. Endorsement Modifications **\$ TBD**
Proposed Insured: **TBD**

Borrower: **TBD**

The Estate or interest in the land described or referred to in this Certificate and covered herein is:

Fee Simple

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

60 91St Street Corp.

Title is Vested In:

As to one half interest:

60 91St Street Corp.* by deed from Anne Sowell, dated September 26, 1994 and recorded October 13, 1994 in the Office of the City Register of the City of New York at Reel 2145, Page 2249.

As to one half interest:

60 91St Street Corp.* by deed from Yvonne Sowell n/k/a Yvonne Mortimer "as sole heir-at-law of" Arthur Sowell, dated February 18, 2011 and recorded October 7, 2011 in the Office of the City Register of the City of New York in CRFN 2011000355788.

*See Excepton 24

Title Recertified in:

The land referred to in this certificate is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234
TEL: (718) 252-4200 FAX: (718) 252-4226

Commitment (NY)

RANY-40759

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
SCHEDULE A continued

Premises described in Schedule A are known as:

Address: **60 West 91st Street**
New York, NY 10024
County: New York

Block: 1204

Lot: 54

For any title clearance questions on this report please call: (718) 252-4200

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RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
LEGAL DESCRIPTION

Title No.: **RANY-40759**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly line of West Ninety-First Street opposite the center of a party wall which point is distant two hundred and forty-one feet easterly from the corner formed by the intersection of the southerly line of Ninety-First Street with the easterly line of Columbus (formerly Ninth) Avenue;

RUNNING THENCE southerly parallel with Columbus (formerly Ninth) Avenue and partly through said party wall, one hundred feet, eight and one-half inches to the center line of the block between West Nintieth and West Ninety-First Streets;

THENCE easterly along said center line of the block; twenty feet to the point opposite the center of another party wall;

THENCE northerly parallel with Columbus (formerly Ninth) Avenue and partly through the said last mentioned party wall, one hundred feet, eight and one-half inches to the southerly line of West Ninety-First Street;

THENCE westerly along the southerly side of West Ninety-First Street, twenty feet to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 1204, Lot 54, New York County and also known as 60 West 91st Street, New York, NY 10024.

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RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
CLOSING REQUIREMENTS

Title No.: **RANY-40759**

The following requirements must be met prior to issuance of any title policy:

1. Closings should be scheduled at least two business days prior to the anticipated date of closing to provide ample time for the Company to provide continuation searches.
2. All parties attending the closing will be required to furnish a photo driver's license or other photo-identification and social security numbers to the Company's representative at closing.
3. This company does not accept personal checks for payment of any of its closing charges or fees. Only certified or bank checks, attorney escrow checks or wired funds will be accepted at closing. Under no circumstances will third party or seller's checks be accepted in any amount.
4. The Company closer may not act as a legal adviser for any of the parties or draw any legal documents for any of the parties.
5. Pay the agreed amounts for the interest in the land and/or according to the mortgage to be insured.
6. Pay the Company the premium, fees and charges for and associated with the policy.
7. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
8. You must tell us in writing the name of any person or entity not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or raise additional exceptions.
9. Although the Company will use its best efforts to record instruments promptly, no liability is assumed for penalties and interest under section 1416 of the Tax Law due to the inability to file Transfer Tax Returns or to pay Transfer Taxes within the time required.
10. Policy excepts any consequences that may arise due to the fact that the instruments submitted for recording are rejected by the County Clerk or Register because the instruments are illegible.
11. If the conveyance and/or mortgage to be insured herein is to be made under Power of Attorney, Both the Power of Attorney AND a copy of the Principal's driver's license or passport must be submitted to the Company for approval PRIOR to closing. Further, proof is required that same has not been revoked and is still in full force and effect and that the Principal is living at the time of execution and delivery of the instruments.
12. Borrower and lender must comply with the mortgage recording requirements of the New York State Department of Taxation and Finance. Every mortgage offered for recording must contain the following recital:
"The real property [is or is not, whichever applies] principally improved or to be improved by one or more structures containing in the aggregate not more than six residential dwelling units, each dwelling unit having its own separate cooking facilities."
NOTE: This recital may be stated on the mortgage instrument itself or it may be included by the attachment of a separate page to the mortgage signed by the person making the statement.
13. Applicable Mortgage Recording Tax (or Affidavit of Exemption) is due at closing.

CLOSING REQUIREMENTS cont.

14. Deeds must contain the covenant required by Section 13 of the lien law and such covenant must be absolute and not conditional. These covenants are not required in deeds from referees or other duly appointed officials of the court for the sole purpose of selling the property.
15. If any of the closing documents to be used at the closing are documents that are not commonly used or contain unusual provisions, a copy of the documents must be presented to the company's legal department prior to closing.
16. If any part of the transaction consists of the conveyance or lease by a corporate grantor or lessor, compliance with Section 909 of the Business Corporation Law must be complied with. The written consent of the outstanding shareholders of the corporation will be required and the closing documents must recite same. In lieu thereof, the consent of two thirds of the outstanding shares entitled to vote must be obtained at a meeting duly noticed and called for in the manner provided for in Section 605 of the Business Corporation law and the closing document must recite same.
17. When the transaction is an assignment of a mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. When the transaction is a mortgage, the amount actually advanced should be reported to the Company.
18. If any part of the transaction consists of the making of a new mortgage by a corporate mortgagor, compliance with Section 911 of the Business Corporation Law must be established. A certified copy of the resolution of the Board of Directors authorized to make such mortgage will be required.
19. A mortgagee's title insurance policy does not provide title insurance coverage to the fee owner. If you wish to obtain owners title insurance, you must request it at or before the closing and pay the required premium.

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TEL: (718) 252-4200 FAX: (718) 252-4226

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
SCHEDULE B
EXCEPTIONS

Title No.: **RANY-40759**

The following requirements must be met prior to the issuance of a policy.

- a. Pay the agreed amounts for the interest in the land and/or according to the mortgage to be insured.
- b. Pay the Company the premium, fees and charges for and associated with the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

You must tell us in writing the name of any person or entity not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or raise additional exceptions.

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage. The Company will not pay costs, attorneys' fees or expenses which arise by reason of the following exceptions unless disposed of to the Company's satisfaction prior to the closing or delivery of the policy: Company reserves the right to raise additional exceptions.

DISPOSITION

1. Taxes, tax liens, tax sales, water rates, sewer rents, and assessments set forth herein.
2. Rights of tenants or persons in possession, if any.
3. Mortgage(s) returned herein and set forth herein: **(ONE, as consolidated)** SEE ATTACHED MORTGAGE SCHEDULE
4. Covenants, restrictions, easements, leases and agreements of record, etc., more fully set forth herein:

A) Covenants and Restrictions recorded in Liber 2208 Page 182
B) Landmark Designation recorded in Reel 1696 Page 1872
5. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land or Survey exceptions as set forth herein. In the absence of a survey Company will not certify as to the location or dimensions of within described premises on all sides, and will except any state of facts an accurate survey may show.
6. FOR INFORMATION ONLY: Bankruptcy Searches run against the certified owner(s) and purchaser(s), if any.
7. FOR INFORMATION ONLY: Patriot Searches run against the certified owner(s) and purchaser(s), if any.

EXCEPTIONS cont.

8. Searches were run for judgments, federal tax liens, minor liens, etc. against the same/similar name as **60 91St Street Corp.** The following returns were found of record and must be satisfactorily disposed of:

A) 5 Judgments and 3 ECBs vs. 60 91St Street Corp.
9. If any of the mortgages shown in the mortgage schedule herein is to be paid off at closing, then a written statement from the mortgagee indicating the balance and that the account is closed must be presented. Failure to provide this statement may cause the closing to be adjourned.
10. If any of the mortgages shown in the mortgage schedule herein have been paid off prior to closing, the certified owner must produce the original Satisfaction(s) of said mortgage(s), or in the alternative, the name of the title company who handled the payoff and their title number in connection therewith.
11. FOR NYC ONLY: Policy excepts Emergency Repair Liens and charges which may exist but are not filed. There may be work in progress or completed work and such items can not effectively be determined due to the delay in entering such items.
12. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises by The City of New York, or any demand has been made by The City of New York for any such work that may result in:
A) Charges by the New York City Department of Rent and Housing Maintenance Emergency Services.
B) Charges by the New York City Department of Health.
C) Charges by the New York City Department of Environmental Protection.
13. Section 26-128 of the Administrative Code of The City of New York, creates tax liens for unpaid Inspection Fees and Permit Fees billed by the Building Department and Fire Department regardless of the fact that such fees may not be reflected in the City Collector's records. Policy excepts any loss, claim or damage for any unpaid fee or charge claimed by the Building Department or Fire Department and entered in the records of the City Collector after the date of closing.
14. FOR INFORMATION ONLY: The City of New York requires the owners of certain income producing properties to file a Real Property Income and Expense ("RPIE") form with the City's Department of Finance annually. If the property owner does not file the RPIE form or files the form late, then the Department of Finance may assess a penalty of 3 to 5 percent of the property's final assessed valuation. The penalty will appear on the owner's real property tax bill. Because there may be significant time lag between the due date for the RPIE form and the date on which the penalty and interest appear on the tax bill, the policy will except and not cover any and all RPIE charges, fees and penalties which may be assessed by the Department of Finance against the property or its owner after the date of the title policy.
15. All taxes, water, sewer rent charges and other miscellaneous assessments not entered prior to date of closing, which might include charges for use prior to the date of the policy.
16. If the subject premises are currently benefited by a tax exemption, discount, credit or abatement, no liability is assumed for the retroactive restoration of any taxes due to a loss or reversal, partial or total, of said exemption, discount, credit or abatement. Any tax which may be assessed, entered, re-opened, or restored after Date of Policy for periods prior to Date of Policy is not insured.

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234

EXCEPTIONS cont.

17. If the subject premises consists of 6 units or more and is rent stabilized, this policy excepts any rent stabilization fees not transferred to the NYC Department of Finance as of the date of closing. Any fee which may be assessed or entered subsequently by the City is not insured.
18. If subject property is used for both residential and commercial use, and the total purchase price is in excess of \$1,000,000.00. New York State Department of Taxation and Finance may impose Mansion Tax on the residential portion of said property. This policy does not insure any such tax, nor any penalties related thereto, which may be assessed or entered subsequently by the State.
19. **NOTE:** For any closing exceeding two hours or that extends past 5:00pm a minimum charge of \$250 will apply.
20. In the event that escrow is being held for taxes, water/sewer charges, the liability of this Company shall be limited to the sum deposited in escrow.
21. The proposed closing transaction may be subject to the reporting requirements set forth in the confidential Geographic Targeting Order issued pursuant to the Bank Secrecy Act, therefore the Company Reserves the rights to require additional information and documentation in order to comply with the order.
22. **Note to Seller / Seller Representative:** Please note that the title closer may charge up to \$250 for each mortgage payoff "pickup fee" that they will be processing.
23. Department of State search shows that the entity **60 91st Street Corp.** was dissolved by proclamation on **July 29, 2009**. Said entity must be reinstated or a corporate wind down deed can be done. Pls contact legal dept to discuss.
24. Order from the Bankruptcy Court confirming that the **60 91st Street Corp.** [old entity] was dissolved and **60 91st Street Corp.** [new entity] is to be considered the old entity's successor. Certified copy of the Order must be filed on Acris.
25. Proof of the following as to 60 91St Street Corp.:
 - A) Certificate of Incorporation;
 - B) Production of Certificate of Good Standing;
 - C) Production of Corporate Resolution authorizing the conveyance or mortgage
 - D) Certificate of Secretary certifying that the Certificate of Incorporation does not require stockholders consent
26. Proof by affidavit must be provided to company at the time of closing that there are currently no New York State Franchise Taxes due and owing against 60 91St Street Corp.
27. Proof of payment of New York City General Corporation Tax on 60 91St Street Corp. is required. Said proof must cover the period from date of incorporation to date of closing.
28. Proof is required that the person executing the instruments on behalf of said corporation has the power to bind said corporation in this transaction. A Directors Resolution or Shareholders Resolution should be provided.

EXCEPTIONS cont.

29. If the present transaction consists in whole or in part of the making of a new mortgage, the mortgage should contain a recital showing that it was made and executed pursuant to the resolution of the board of directors of the mortgagor.
30. If the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, the instrument on closing should recite that the lease/conveyance was made with consent thereto by all of the holders of the outstanding shares of the said corporation; or, in the ordinary course of the corporations business.
31. **Sidewalk violation filed on February 25, 2010 at Index Number 82194.**
- NOTE (FOR MORTGAGE POLICIES ONLY): Although this item is provided for information only and will not appear in our mortgage policy, failure to repair sidewalk (or remove violation) may result in a future lien against which the policy does not protect. (See chapter 28-A, Title A, Section 693-6.0, Administrative Code of the City of New York.)
32. **Bankruptcy report shows open Case Number 1:2020bk10338.** Approval of trustee must be obtained prior to sale or the Court must grant an order approving the sale of the property to the purchaser with no liens. If such order is obtained, the deed delivered at closing must state that the conveyance is free and clear of all liens as set forth in the Bankruptcy Court.
NOTE: Upon receipt of final order of the court additional exceptions may be raised.
33. **Proof of death and heirship of Arthur Sowell to be obtained and considered.**
34. **The last deed of record recorded in CRFN 2011000355788 was a transfer for no consideration.** In connection therewith, the following documentation must be reviewed by this Company prior to closing. (NOTE: Upon receipt and review, additional exceptions to title may be raised):
- A) Affidavit from the attorney who supervised the execution and delivery of the deed and/or;
 - B) Affidavit from the grantor(s) confirming the conveyance and a copy of photo identification of said grantor(s).
35. Proof is required that the delivery of the deed dated February 18, 2011 and recorded on October 7, 2011 in CRFN 2011000355788 was during the lifetime of Yvonne Sowell n/k/a Yvone Mortimer "as sole heir-at-law of" Arthur Sowell, grantor.
36. **The consolidated mortgage recorded December 9, 2016 in CRFN 2016000435775 is a non-institutional mortgage.** If said mortgage is to be satisfied in the transaction to be insured herein the following must be surrendered to the Company at or prior to closing.
- a) original note and bond marked "paid";
 - b) original mortgage marked "paid";
 - c) original Satisfaction of Mortgage in recordable form.
37. **A UCC-1 Financing Statement** vs. 60 91st Street Corp. in favor of Approved Oil Co. recorded on March 6, 2019 in CRFN 2019000074584.

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY
SURVEY READING

Title No.: RANY-40759

See Schedule B Exceptions

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY

MORTGAGE SCHEDULE

1. MORTGAGE

Mortgagor: 60 91St Street Corp.
Mortgagee: 2386 Hempstead Inc.
Amount: \$1,400,000.00
Dated: August 13, 2015
Recorded: August 31, 2015
CRFN: 2015000301919
Tax Paid: \$39,200.00

Notes:

Together with a Collateral Assignment of Leases and Rents recorded in CRFN 2015000301920.

2. GAP MORTGAGE

Mortgagor: 60 91St Street Corp.
Mortgagee: 2386 Hempstead Inc.
Amount: \$300,000.00
Dated: October 3, 2016
Recorded: December 9, 2016
CRFN: 2016000435774
Tax Paid: \$6,150.00

2A. CONSOLIDATION, EXTENSION, AND MODIFICATION AGREEMENT

From: 60 91St Street Corp.
To: 2386 Hempstead Inc.
Dated: October 3, 2016
Recorded: December 9, 2016
CRFN: 2016000435775

Notes:

This Agreement consolidates Mortgages 1 and 2 above to form a single lien in the amount of \$1,700,000.00.

This title report does not show all the terms and provisions of the mortgage(s) set forth herein. Interested parties should contact the holder(s) thereof to ascertain the terms, covenants and conditions contained therein, and to determine if there are any unrecorded amendments or modifications thereto.

If the mortgage(s) shown herein is (are) held by an institutional lender, a payoff letter MUST be produced and said letter MUST be verified by the title closer via telephone at the time of closing

MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: BETTER TITLE: RANY-40759 DATE: 08/11/2020
CNTY: NEW YORK COMPANY: BETTER RESEARCH
SEC: 4 VOL: 8
BLOCK: 1204 LOT: 54

TAX MAP ATTACHED

TAX 2020/2021 FINAL

CLASS: 2B	RATE: 12.473	
BLDG	TRANSITIONAL LAND	\$114,202.00
CLASS: C5	TRANSITIONAL TOTAL	\$658,815.00
CONVERTED	EXEMPT TOTAL	\$0.00
DWELLINGS OR	ACTUAL LAND	\$364,050.00
ROOMING HOUSE	ACTUAL TOTAL	\$2,100,150.00
SWIS CODE: 620100	ACTUAL EXEMPT TOTAL	\$0.00
EXEMPTIONS: NO EXEMPTIONS		
ASSESSED OWNER: 60 91ST STREET CORP.		
60 WEST 91 STREET		

Taxes 2020/2021	1ST HALF	Due Date	07/01/2020	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/06/2020	TAX ORG			\$41,087.00	\$0.00
AMOUNT DUE:				\$41,087.00	OPEN

Taxes 2020/2021	2ND HALF	Due Date	01/01/2021	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/06/2020	TAX ORG			\$41,087.00	\$0.00
AMOUNT DUE:				\$41,087.00	OPEN

HPD MULTI DWELLING REGISTRATIO	Due Date	07/01/2020			
06/06/2020	SAF ORG		\$13.00		\$0.00
AMOUNT DUE:			\$13.00	OPEN	

Taxes 2019/2020	1ST HALF	Due Date	07/01/2019	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/01/2019	TAX ORG			\$40,257.14	\$0.00
AMOUNT DUE:				\$40,257.14	OPEN

Taxes 2019/2020	2ND HALF	Due Date	01/01/2020	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/01/2019	TAX ORG			\$40,257.14	\$0.00
01/01/2020	TAX ADJ MID YEAR TAX CHG			\$0.00	\$887.40
AMOUNT DUE:				\$39,369.74	OPEN

HPD MULTI DWELLING REGISTRATIO	Due Date	07/01/2019			
06/01/2019	SAF ORG		\$13.00		\$0.00
AMOUNT DUE:			\$13.00	OPEN	

Taxes 2018/2019	1ST HALF	Due Date	07/01/2018	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/01/2018	TAX ORG INIT CHG			\$37,591.44	\$0.00
11/28/2018	INT ADJ			\$1.13	\$0.00

NOTE: SECOND HALF TAXES SUBJECT TO CHANGE DUE TO TAX RATE ADJUSTMENT. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF DATE OF THIS REPORT AND REFLECT ON THE PUBLIC RECORDS. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT. RECENT PAYMENTS MAY BE SUBJECT TO COLLECTION. TAX EXEMPTIONS NOTED ABOVE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF RECORD OWNER. TAX SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS RESULTING FROM LEVIES OF RESTORED TAXES. ACCURATE WATER METER READING REQUIRED FOR THOSE REPORTED AS MINIMUM, ACTUAL, ESTIMATED AND MULTIPLE READINGS TO AVOID ADDITIONAL CHARGES. TAX SEARCH DOES NOT GUARANTEE AGAINST NEW METERS OR UNFIXED FRONTAGE CHARGES NOT ON RECORD IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE RETURNS ARE GUARANTEED TO BLOCK AND LOT.

* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *

MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: BETTER TITLE: RANY-40759 DATE: 08/11/2020
CNTY: NEW YORK COMPANY: BETTER RESEARCH
SEC: 4 VOL: 8
BLOCK: 1204 LOT: 54

11/20/2018	INT ADJ	\$1,300.86	\$0.00
11/20/2018	CHG PAY	\$0.00	\$13,699.14
11/28/2018	CHG PAY	\$0.00	\$11.87
11/28/2018	INT PAY	\$0.00	\$1.13
11/20/2018	INT PAY	\$0.00	\$1,300.86
AMOUNT DUE:		\$23,880.43	OPEN

Taxes 2018/2019	2ND HALF	Due Date	01/01/2019	REAL ESTATE	
Transaction Date				Charges/Adjustments	Payments/Adjustments
06/01/2018	TAX ORG INIT CHG			\$37,591.44	\$0.00
11/16/2018	TAX ADJ TAXRATEDEC			\$0.00	\$632.48
AMOUNT DUE:				\$36,958.96	OPEN

DEPT OF HEALTH EXTERMINATION	Due Date	10/01/2018		
06/30/2018	SAC ORG INIT CHG		\$93.75	\$0.00
06/30/2018	SAT ORG SALES TAX		\$8.32	\$0.00
AMOUNT DUE:			\$102.07	OPEN

DEPT OF HEALTH EXTERMINATION	Due Date	10/01/2018		
07/31/2018	SAC ORG INIT CHG		\$93.75	\$0.00
07/31/2018	SAT ORG SALES TAX		\$8.32	\$0.00
AMOUNT DUE:			\$102.07	OPEN

DEPT OF HEALTH EXTERMINATION	Due Date	10/01/2018		
07/31/2018	SAC ORG INIT CHG		\$62.50	\$0.00
07/31/2018	SAT ORG SALES TAX		\$5.55	\$0.00
AMOUNT DUE:			\$68.05	OPEN

DEPT OF HEALTH EXTERMINATION	Due Date	10/01/2018		
08/15/2018	SAC ORG INIT CHG		\$93.75	\$0.00
08/15/2018	SAT ORG SALES TAX		\$8.32	\$0.00
AMOUNT DUE:			\$102.07	OPEN

R5	Due Date	10/01/2018		
06/15/2018	SAC ORG INIT CHG		\$85.50	\$0.00
06/15/2018	SAT ORG SALES TAX		\$7.59	\$0.00
AMOUNT DUE:			\$93.09	OPEN

* ALL PAYMENTS SUBSEQUENT TO 7/10/2020 ARE SUBJECT TO COLLECTION.

****PLEASE NOTE PROPERTY SHOWS ON 2020 TAX LIEN SALE LIST. DUE TO COVID-19 THE LIEN SALE SET TO TAKE PLACE ON MAY 15TH HAS BEEN DELAYED. THE 2020 LIEN SALE IS NOW SET TO TAKE PLACE SEPTEMBER 4TH 2020. PLEASE HAVE ALL PAYMENTS MADE TO DOF/DEP NO LATER THAN AUGUST 31ST 2020. ****

****DEPARTMENT OF FINANCE RECORDS SHOW TAX LIEN(S) SOLD IN 2009 & 2010 WERE REDEEMED. ****

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SEC: 4 VOL: 8
BLOCK: 1204 LOT: 54

****DUE TO NEW YORK STATE SUPREME COURT RULING, ACCESS TO DEP RECORDS IS CURRENTLY UNAVAILABLE TO ALL RESEARCH COMPANIES. THE FOLLOWING INFORMATION HAS BEEN ABSTRACTED FROM AVAILABLE ONLINE RECORDS, FURTHER INFORMATION AND/OR ACCOUNT DETAILS CANNOT BE PROVIDED AT THIS TIME. PLEASE CONTACT DEP AT 718-595-7000 FOR ADDITIONAL INFORMATION.**

****MUNICIPAL DATA CAN STILL ASSIST IN SCHEDULING FINAL METER READINGS. PLEASE CONTACT US AT 718-815-0707 OR CONTACT DEP DIRECTLY AT 718-595-7000 ALL READINGS SHOULD BE SCHEDULED 30 DAYS PRIOR TO CLOSING****

PLEASE PRODUCE BILLS/RECEIPTS AT CLOSING***

D.E.P. ACCOUNT #5000125648001

TOTAL DUE ON DEP ACCOUNT \$7,174.15 OPEN

NOTE: ALL PROPERTIES ARE SUBJECT TO REBILLING BY DEP UNLESS A TITLE READ IS ORDERED THIRTY DAYS PRIOR TO CLOSING.

PAYMENT INFORMATION

MAIL PAYMENT TO:
NYC DEPARTMENT OF FINANCE (DOF)
P.O. BOX 680
NEWARK, NJ 07101-0680
MAKE CHECKS PAYABLE TO: NYC DEPARTMENT OF FINANCE

MAIL PAYMENT TO
NYC WATER BOARD (DEP)
P.O. BOX 11863
NEWARK, NJ 07101-8163
MAKE CHECKS PAYABLE TO: NYC WATER BOARD

NOTE: A SPECIAL METER READING SHOULD BE OBTAINED ON ALL ACCOUNTS TO AVOID ADDITIONAL CHARGES.

**SUBJECT TO CONTINUATION PRIOR TO CLOSING.
NOTHING ELSE FOUND 08/11/2020**

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CNTY: NEW YORK COMPANY: BETTER RESEARCH
SEC: 4 VOL: 8
BLOCK: 1204 LOT: 54

MUNICIPAL DATA SERVICES SHALL BEAR NO LIABILITY For ERRONEOUS Or INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT Of FINANCE INCLUDING BUT Not LIMITED To ERRORS DUE To LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE And SOFTWARE PROBLEMS Or THE BACKDATING Of ANY INFORMATION.

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* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *



Property Information

Apply for Exemptions

Get Help

Property Address Search

BBL Search

REUC Search

Property Info

Account Balance

Account History

Payment History

Refund History

Notices of Property Value

Property Tax Bills

Benefits - Prop. Owners

Benefits - Business & Construction

Benefits - Gov & Non-Prof

Market Values & Assessments

2020-2021 Final

2020-2021 Tentative

2019-2020 Final

Prior Years

60 WEST 91 STREET

Borough: MANHATTAN

Block: 1204 Lot: 54

08/10/2020



Update Values

1 of 1

Actions

Printable

Summary

Printable Version

More Info

FAQ

Printable Version

Account Balance Summary

Year	Charge Amt.	Discount	Interest	Other/Fees	Total
2019	61,268.64	0.00	23,619.41	38.10	84,926.15
2020	79,626.88	0.00	13,475.17	13.00	93,115.05
2021	82,174.00	0.00	818.33	13.00	83,005.33
Total:	223,069.52	0.00	37,912.91	64.10	261,046.53

Account Balance Details

Year	Period	Charge Type	Account ID	Due Date	Charge Amt.	Discount	Interest	Other/Fees	Total
2019	1	TAX		07/01/2018	23,880.43	0.00	11,043.94	0.00	34,924.37
2019	2	DOH		10/01/2018	93.75	0.00	37.28	8.32	139.35
2019	2	DOH		10/01/2018	93.75	0.00	37.28	8.32	139.35
2019	2	DOH		10/01/2018	62.50	0.00	24.85	5.55	92.90
2019	2	DOH		10/01/2018	93.75	0.00	37.28	8.32	139.35
2019	2			10/01/2018	85.50	0.00	34.00	7.59	127.09
2019	3	TAX		01/01/2019	36,958.96	0.00	12,404.78	0.00	49,363.74
2020	1	REG FEE	123538	07/01/2019	0.00	0.00	0.00	13.00	13.00
2020	1	TAX		07/01/2019	40,257.14	0.00	8,921.39	0.00	49,178.53
2020	3	TAX		01/01/2020	39,369.74	0.00	4,553.78	0.00	43,923.52
2021	1	REG FEE	123538	07/01/2020	0.00	0.00	0.00	13.00	13.00
2021	1	TAX		07/01/2020	41,087.00	0.00	818.33	0.00	41,905.33
2021	3	TAX		01/01/2021	41,087.00	0.00	0.00	0.00	41,087.00
Total:					223,069.52	0.00	37,912.91	64.10	261,046.53

Notes

To make a payment, visit www.nyc.gov/payonline.

Payments made today are not reflected in the balances above.

Directory of City Agencies

Contact NYC Government

City Employees

Notify NYC

City Store

Stay Connected

NYC Mobile Apps

Map s

Resident Toolkit



Search

City of New York, 2019
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NYC is a trademark and service mark of
the City of New York



NYC Digital Tax Map

Effective Date : 12-09-2008 10:19:26
End Date : Current
Manhattan Block: 1204



RIVERSIDE ABSTRACT, LLC
as Agent for
AMTRUST TITLE INSURANCE COMPANY

MUNICIPAL DEPARTMENT SEARCHES AND STREET REPORT

Title No.: **RANY-40759**

Any searches or returns reported herein are furnished **FOR INFORMATION ONLY**. They will not be insured and the Company assumes no liability for the accuracy thereof. They **WILL NOT BE CONTINUED** to date of closing.

Patriot Search HEREIN

Bankruptcy Search HEREIN

Certificate of Occupancy HEREIN

Housing & Building HEREIN

Fire Dept. Search HEREIN

Emergency Repairs HEREIN

Street Report HEREIN

Air Resources HEREIN

STREET VAULTS

In New York City, if there is a STREET VAULT, it is suggested that the applicant investigate possible unpaid license fees by the City of New York for the use of such vault, because the right to maintain it **IS NOT INSURED**, nor does the Company insure that the vault charges have been paid.

UNITED STATES PATRIOT NAME SEARCH

Date: September 3, 2020

Title No.: RANY-40759

NAME(S) OF INDIVIDUAL(S), CORPORATION(S) OR BUSINESS(ES)

60 91St Street Corp.

This information is as of 08/18/2020

WE HAVE SEARCHED THE SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS LIST, MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL OF THE U.S DEPARTMENT OF TREASURY, AND REPORT THE FOLLOWING FINDINGS WITH RESPECT TO THE PERSON OR ENTITY LISTED ABOVE:

- ☒ **There is no record found for the above mentioned individual, corporation or business.**
- ☐ **A record was found against someone of same or similar name as the above mentioned individual, corporation or business.**

IMPORTANT NOTICE ABOUT THE ABOVE SEARCH INFORMATION

The Special Designated Nationals (SDN) List is frequently updated. There is no predetermined timetable, but rather names are added and removed as necessary and appropriate.

RIVERSIDE ABSTRACT, LLC does hereby certify that the records of the above Governmental agency were examined and that the information recorded above is a true and accurate abstract of the information contained therein.

This report is submitted for information purposes only. Liability is limited to errors and omissions of information properly indexed, filed and recorded with the above governmental agency. The liability under this search will not exceed \$1,000 and shall be confined to the applicant for whom the search was made.

3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234



212 Second Street, Suite 502
Lakewood, NJ 08701

BANKRUPTCY SEARCH

Date: September 3, 2020

Title No.: RANY-40759

NAME(S) OF INDIVIDUAL(S), CORPORATION(S) OR BUSINESS(ES)

60 91St Street Corp.

This information is as of 08/18/2020

LAST KNOWN ADDRESS:

COUNTY: New York

SOCIAL SECURITY OR FEDERAL IDENTIFICATION NO.:

A search of the records of the United States Bankruptcy Court, for the above County, has been made in all districts of New York with the following results:

- ☐ There is no record of a bankruptcy filing for the above referenced individual, corporation or business.
- ☒ See attached for active and/or closed cases found on file.
- ☐ Due to multiple listings and/or variations of the above referenced name a Social Security or EIN No. is required.

IMPORTANT NOTICE ABOUT THE ABOVE SEARCH INFORMATION

Riverside Abstract, LLC does hereby certify that the records of the above Governmental agency were examined and that the information recorded above is a true and accurate abstract of the information contained therein.

This report is submitted for information purposes only. Liability is limited to errors and omissions of information properly indexed, filed and recorded with the above governmental agency. The liabilities under this search shall not exceed \$1,000 and shall be confined to the applicant for whom the search was made.

This search does not include filings other than the microfiche or index Sections of the United States Bankruptcy Clerk's Office.

20-10338-scc 60 91st Street Corp.**Case type:** bk **Chapter:** 11 **Asset:** Yes **Vol:** v **Judge:** Shelley C. Chapman**Date filed:** 02/04/2020 **Date of last filing:** 08/17/2020

Case Summary

Office: Manhattan**Filed:** 02/04/2020**County:** NEW
YORK-NY**Terminated:****Fee:** Paid**Debtor discharged:****Origin:** 0**Reopened:****Previous
term:****Converted:****Debtor dismissed:****Joint:** n**Confirmation
hearing:****Original
chapter:** 11
**Current
chapter:** 11**Nature of debt:** business**Pending status:** Appeal Filed**Flags:** APPEAL**Trustee:** Heidi J.
Sorvino, Chapter
11 Trustee, **City:** **Phone:****Trustee:** United
States Trustee **City:** New York
Phone: (212) 510-
0500 **Fax:** (212) 668-2255**Email:** USTPRegion02.NYECF@USDOJ.GOV**Party 1:** 60 91st Street Corp. (Debtor)
Tax ID / EIN: 13-3786454**Atty:** Charles A Higgs **Represents party**
1: Debtor **Phone:** 917-673-3768
Email: Charles@Freshstartesq.com**Location of case
files:****Volume:** CS1
The case file may be available.



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

County: MANHATTAN

Search Date: 08/11/2020

Title/CoNo.: BETTER RANY-40759

Address: 60 WEST 91 STREET

Block: 1204

Lot: 54

CERTIFICATE OF OCCUPANCY SEARCH

A SEARCH OF THE RECORDS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS WAS PERFORMED SUBSEQUENT TO SEPTEMBER 11, 2001. DUE TO RESTRICTIONS ON ACCESS, CERTAIN INFORMATION WAS RESEARCHED AND PROVIDED BY DOB PERSONNEL.

Attached find a copy of Certificate of Occupancy # 69738 issued on 11/12/1970 FOR A CELLAR, BASEMENT AND FOUR STORY NON-FIREPROOF BUILDING; NINE APARTMENTS.

According to the Building Department Index/Computer records, there are no alteration plans approved subsequent to the Certificate of Occupancy that either change or propose to change the legal occupancy of these premises.

IMPORTANT NOTICE REGARDING CERTIFICATE OF OCCUPANCY SEARCHES

THE PURPOSE OF THIS REPORT IS TO PROVIDE THE LATEST CERTIFICATE OF OCCUPANCY AND ANY SUBSEQUENT ALTERATIONS THAT PROPOSE TO CHANGE THE USE OR OCCUPANCY. IT MAY NOT INCLUDE MINOR NON-STRUCTURAL ALTERATIONS OR FILINGS NEVER APPROVED.

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of BETTER RESEARCH. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.



80

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK
November 12, 1970

Date

No. 69738

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 69319 Temp.

THIS CERTIFIES that the ~~xxx~~ altered ~~xxxx~~ existing building—premises located at
60 West 91st Street Block 1204 Lot 54

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the south side of West 91st Street
distant 241 feet east from the corner formed by the intersection of
Columbus Avenue and West 91st Street
running thence east 20 feet; thence south 100.84 feet;
thence west 20 feet; thence north 100.84 feet;
running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.—Heretofore, Converted Construction classification—Nonfireproof

Occupancy classification—Class A Mult. Dwell. Height Bsm. & 4 stories, 60 feet.

Date of completion—August 5, 1970 Located in R 7-2 Zoning District.

at time of issuance of permit, 2706-1970

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr. On Ground			Boiler room, storage room, tenants laundry room.
Bsm.	40		One (1) apartment.
1st to 4th Incl.	40 each		Two (2) apartments on each story.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE
OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE
MULTIPLE DWELLING LAW.

OFFICE COPY—DEPARTMENT OF BUILDINGS

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.
Borough Superintendent



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

County: MANHATTAN **Search Date:** 08/11/2020
Title/CoNo.: BETTER RANY-40759
Address: 60 WEST 91 STREET
Block: 1204
Lot: 54

HOUSING AND BUILDING DEPARTMENT SEARCH

A search of the records of the Department of Buildings and the Rent and Housing Maintenance Department of the City of New York was made on 08/10/2020. The following violations were reported pending:

BUILDING DEPARTMENT:

(8) VIOLATIONS

RENT AND HOUSING MAINTENANCE DEPARTMENT:

VIOLATIONS ATTACHED

Last Date of Posting: 07/11/2020

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of BETTER RESEARCH. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.

HEATING PLANT INSPECTIONS NEW REQUIREMENTS FOR LOCAL LAW 62/91

In accordance with Local Law 62/91 owners of commercial buildings or buildings with six or more units (apartments) are required to have their boilers inspected annually and submit an inspection report to the Department of Buildings with a filing fee of \$30.00 per boiler. The reports must be filed on forms supplied by the Department of Buildings within 30 days of the inspection date and prior to December 31 of each calendar year starting with 1992. Failure to file may subject the owner to a civil penalty of \$1500.00 in accordance with Section 26-125 of the Administrative Code.

The following NYC licenses are qualified to perform the inspection regardless of the fuel type:

1. HIGH PRESSURE BOILER OPERATORS
2. OIL BURNER EQUIPMENT INSTALLERS
3. NYC AUTHORIZED INSURANCE COMPANIES
4. NYC LICENSED MASTER PLUMBERS

This filing with the Department of Buildings supercedes and replaces the Heating Plant Self-Inspection Certification formerly required by the Department of Housing Preservation and Development, Division of Code Enforcement.

Boiler Division: (212) 393-2661 / Email: BoilersInfo@buildings.nyc.gov

The following violations for Boiler Inspections are on file for premises.

V 031893LL629117178	
V 031894LL629117178	
V 082995LL629112492	
V 021097LL629105043	
V 020700LL629103643	
V 032602LL629103630	
V 121311LBLVIO01917	
V 100115LBLVIO03184	

Please note: This is a computer generated violation, no copies available. Contact the above number for any penalties and or fines due. Contact a licensed professional for proper filings.



8/11/2020
061620

HPD Building Search & Violation Services --- Select --- [Home](#)

The selected address: **60 WEST 91 STREET, Manhattan 10024**

This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class	
36927	Active	60-60	01204	0054	7	17700	4	9	0	PVT	123538	G

Other Units

Property
Owner
Registration
Information

Charges

Complaint
Status

Complaint
History

Litigation/Case
Status

Tenant
Harassment
Report

**All Open
Violations**

prior year
Open Viol.'s

Recertification

Overdue Lead
Paint Viol.
Correction

Vacate Orders

Violations By
Date

Images

I-Card
Images

PROS Online

Bed Bugs

HPD Map

Map

THIS PROPERTY IS NOT CURRENTLY VALIDLY REGISTERED WITH HPD.

Residential properties are required to register with HPD every year. If you are the owner or agent for this property, go to our [Property Registration page](#) to find out more about registration requirements or to use our Property Registration Online System, which allows you to begin the registration process. If you just wish to view the existing registration information for the property, click on the Property Owner Registration Information link on the left hand tool bar on this page.

Building Registration Summary Report

Find Apartment#

Clear

Search

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt City	State	Zip
Head Officer	11/27/2018 09/01/2019		MORTIMER KIM		60	WEST 91ST STREET	New York	NY	10024
Corporation	11/27/2018 09/01/2019	6091ST STREET CORPORATION			60	WEST 91ST STREET	New York	NY	10024
Managing Agent	11/27/2018 09/01/2019		MORTIMER KIM		60	WEST 91ST STREET	NEW YORK Y	NY	10024

Open Violations - ALL DATES

There are 29 Violations. Arranged by category: A class: 5 B class: 18 C class: 5 I class: 1

For Definitions of the columns indicated below, select glossary under the Services option (located at the upper right).

To sort the columns, click on their underlined headers below in the blue area.

Apt Story	Reported Date, nov ISSUED Date	Hzrd Class no	Order no	Violation ID, NOV ID, NOV Type	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
F 3	2014/10/07 B 2014/10/09	B	579	10410826 4930902 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at sink in the kitchen located at apt f, 3rd story, 1st apartment from south at west	NOV SENT 2014/10/09	2014/11/27
F 3	2014/10/07 B 2014/10/09	B	501	10410833 4930902 Original	§ 27-2005 adm code properly repair the broken or defective bell and return buzzer from the vestibule at public hall to in the entrance located at apt f, 3rd story, 1st apartment from south at west	NOV SENT 2014/10/09	2014/11/27
F 3	2014/10/07 B 2014/10/09	B	579	10410838 4930902 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at washbasin in the bathroom located at apt f, 3rd story, 1st apartment from south at west	NOV SENT 2014/10/09	2014/11/27
F 3	2014/10/07 B 2014/10/09	B	593 *	10410844 4930902	§ 27-2026 adm code repair the flushing apparatus and maintain same so as to flush effectively the	NOV SENT 2014/10/09	2014/11/27

			Original	water closet .. in the bathroom located at apt f, 3rd story, 1st apartment from south at west		
A	2010/09/25 C	508	8619911	§ 27-2005 adm code repair the broken or defective	NOV SENT	2010/10/08
Basement	2010/09/27		4023586	plastered surfaces and paint in a uniform color	2010/09/27	
			Original	ceiling ceiling in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/09/25 B	510	8619912	§ 27-2005 adm code & 309 m/d law abate the	NOV LATE	2010/11/15
Basement	2010/09/27		4023585	nuisance consisting of evidence of water	2011/06/07	2011/06/07
			Original	penetration at east wall in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/09/25 C	550	8619913	§ 27-2005 hmc:trace and repair the source and	NOV SENT	2010/10/08
Basement	2010/09/27		4023586	abate the nuisance consisting of mold ... at east	2010/09/27	
			Original	wall in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/09/25 C	508	8619914	§ 27-2005 adm code repair the broken or defective	NOV SENT	2010/10/08
Basement	2010/09/27		4023586	plastered surfaces and paint in a uniform color :	2010/09/27	
			Original	east wall in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/09/25 B	502	8619915	§ 27-2005 adm code properly repair with similar	NOV LATE	2010/11/15
Basement	2010/09/27		4023585	material the broken or defective wood floor in the	2011/06/07	2011/06/07
			Original	5th room from north located at apt a, 1st apartment from east at south		
A	2010/09/25 A	501	8619916	§ 27-2005 adm code properly repair the broken or	NOV LATE	2011/01/14
Basement	2010/09/27		4023584	defective bell-buzzer/intercom system in the entire	2011/06/07	2011/06/07
			Original	apartment located at apt a, 1st apartment from east at south		
A	2010/09/25 B	702	8619917	§ 27-2045 adm code repair or replace the smoke	NOV LATE	2010/11/15
Basement	2010/09/27		4023585	detector defective at entire apartment, apartment	2011/06/07	2011/06/07
			Original			
	2010/09/25 C	502	8620483	§ 27-2005 adm code properly repair with similar	NOV SENT	2010/10/08
Basement	2010/09/27		4023586	material the broken or defective second concrete	2010/09/27	
			Original	tread from bottom at rear yard		
A	2010/02/12 A	556	8282576	§ 27-2013 adm code paint with light colored paint	NOV LATE	2010/06/05
Basement	2010/02/16		3869252	to the satisfaction of this department all peeling	2011/06/07	2011/06/07
			Original	paint surfaces in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/02/12 B	508	8280806	§ 27-2005 adm code repair the broken or defective	NOV LATE	2010/04/06
Basement	2010/02/16		3869253	plastered surfaces and paint in a uniform color the	2011/06/07	2011/06/07
			Original	east wall in the 5th room from north located at apt a, 1st apartment from east at south		
A	2010/02/12 B	1503	8280807	§ 27-2046.1 hmc: repair or replace the carbon	NOV LATE	2010/04/06
Basement	2010/02/16		3869253	monoxide detecting device(s), defective in the	2010/04/19	2010/04/19
			Original	entire apartment located at apt a, 1st apartment from east at south		
A	2010/02/12 B	702	8280808	§ 27-2045 adm code repair or replace the smoke	NOV LATE	2010/04/06
Basement	2010/02/16		3869253	detector defective in the entire apartment located at	2010/04/19	2010/04/19
			Original	apt a, 1st apartment from east at south		
Yards /	1987/06/08 B	686	2985185	d26-19.07 adm code provide adequate lighting at	NOV SENT	2008/10/06
Courts	2008/08/18		3430262	or near the outside of the front entranceway of the	2008/08/18	
			Reissued	building and keep same burning from sunset every day to sunrise on the day following night inspection lights not on.		
I	2007/04/12 A	501	6696492	§ 27-2005 adm code properly repair the broken or	NOT	2007/08/08
4	2007/04/16		2945770	defective door in the 1st bedroom from north at	COMPLIED	
			Original	east located at apt i, 4th story, apartment at north	2007/06/25	
I	2007/04/12 A	529	6696493	§ 27-2005 adm code refit door in the entrance	NOT	2007/08/08
4	2007/04/16		2945770	located at apt i, 4th story, apartment at north	COMPLIED	
			Original		2007/06/25	
I	2007/04/12 B	702	6696511	§ 27-2045 adm code repair or replace the smoke	NOV LATE	2007/06/09
4	2007/04/16		2945771	detector wall mounted not installed within 4 to 12	2007/07/12	2007/07/12
			Original	inches of ceiling in the entire apartment located at apt i, 4th story, apartment at north		
I	2007/04/12 B	508	6696597	§ 27-2005 adm code repair the broken or defective	NOV LATE	2007/06/09
4	2007/04/16		2945771	plastered surfaces and paint in a uniform color	2007/07/12	2007/07/12
			Original	walls and ceiling in the 1st room from north at west located at apt i, 4th story, apartment at north		
B	2006/08/18 B	501	6325274	§ 27-2005 adm code properly repair the broken or	NOT	2006/10/15
1	2006/08/22		2797267	defective bell, buzzer in the entire apartment	COMPLIED	
			Original	located at apt b, 1st story, 1st apartment from east at south	2007/06/25	
F	2006/08/18 B	501	6325298	§ 27-2005 adm code properly repair the broken or	NOT	2006/10/15
3	2006/08/22		2797270	defective bell buzzer in the entire apartment	COMPLIED	2007/06/01
			Original	located at apt f, 3rd story, 1st apartment from south at west	2007/06/25	
H	2006/08/17 A	529	6321231	§ 27-2005 adm code refit apt door in the entrance	NOT	2006/12/13
4	2006/08/21		2796239	located at apt h, 4th story, 1st apartment from	COMPLIED	
			Original	north at east	2007/06/25	
H	2006/07/17 B	501	6265652	§ 27-2005 adm code properly repair the broken or	NOT	2006/09/20
4	2006/07/28		2766144	defective intercom in the entire apartment located	COMPLIED	2007/04/11

			Original	at apt h, 4th story, apartment at west	2007/06/25	
H 5	2006/05/12 B 2006/05/16	530	6154690 2672089 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors located at apt h, 5th story, apartment at south	NOT COMPLIED 2007/06/25	2006/07/09
Cellar	2006/04/12 C 2006/04/14	672	6103262 2652017 Original	§ 27-2033 adm code provide ready access to buildings heating system boiler room at cellar	NOT COMPLIED 2007/06/25	2006/04/30
A Basement	2005/09/22 B 2005/09/28	501	5732537 2500548 Original	§ 27-2005 adm code properly repair the broken or defective intercom-buzzer at vestibule to apt. a located at bsmt-apt a	NOT COMPLIED 2007/06/25	2005/11/21
	2019/10/25 I -	780	13357691	§27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code §27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.	INFO NOV - SENT 2019/10/25	



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NYC.gov - NEW YORK CITY'S OFFICIAL WEB SITE



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

Search Date: 8/12/2020

County: NEW YORK
Title/CoNo.: BETTER RANY-40759
Address: 60 WEST 91 STREET
Block: 1204
Lot: 54

FIRE DEPARTMENT VIOLATION SEARCH

In reply to your request concerning the above mentioned premises, please be advised that as of **9 A.M. on 6/1/2020**, the records show the following:

NO VIOLATIONS

Violations recorded above are of record in headquarters of the Division of Fire Prevention only, and may not include violations issued by local units.

Municipal Data services Inc. certifies that the records of the above municipal agency were examined on behalf of BETTER RESEARCH. The information reported above is true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.

3597214

11858809



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

Search Date: 8/10/2020

County: NEW YORK
Title/CoNo.: BETTER RANY-40759
Address: 60 WEST 91 STREET

Block: 1204
Lot: 54

EMERGENCY REPAIRS

A search of the records of the Department of Housing Maintenance Emergency Repairs Unit shows the following:

Amount due HPD: \$0.00

Last Printed Lien Book: 7/24/2020

The following Emergency Repair charges were found as of 8/10/2020

(3) BUILDING CHARGE(S)

*** SEE ATTACHED ***



Department of Housing
Preservation & Development

The selected address: **60 WEST 91 STREET, Manhattan 10024**

This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
36927 Active	60-60	01204	0054	7	17700	4	9	0	PVT	123538	G

PLEASE REVIEW THIS REPORT IN ITS ENTIRETY, INCLUDING ALL NOTES AT THE END.

THIS BUILDING CHARGE REPORT PROVIDES NOTICE, AS REQUIRED BY NEW YORK CITY ADMINISTRATIVE CODE §27-2144(a), OF OPEN WORK ORDERS AND FEES REPRESENTING CHARGES THAT MAY BE BILLED TO THIS PROPERTY AND THE DATES THAT THEY WERE ENTERED ON THE RECORDS OF THE DEPARTMENT.

The [Department of Finance website](#) (DOF) provides the current status of any charge listed on this report **after** that charge has been transferred to DOF (see the column furthest to the right on the below charts for the transfer date), including interest accumulation, payments and adjustments. Charges are transferred to DOF for collection once HPD has paid the vendor who completed the work or after an invoice for work done by HPD staff has been completed.

Please be aware that this report does **NOT** include:

- most demolition charges incurred prior to January 1, 2000.
- most non-demolition charges incurred by HPD prior to July 1, 1999.
- Civil penalties imposed by the Housing Court for failure to comply with HPD issued violations.

For information on amounts owed for demolition charges incurred prior to January 1, 2000 and for all non-demolition charges incurred by HPD prior to July 1, 1999, contact HPD's ERP Accounting Unit at (212) 863-6810 to verify the amount owed for those charges. For information on whether there are pending civil penalties, see the Litigation/Case Status link on the left hand toolbar for this building.

The Charge Report will include information on the following building(s).

HPD Bldg ID	Status	House No	Street name	Life Cycle
36927	Active	60	WEST 91 STREET	BLDG

Charges for this Building

Work Orders: **3**

Fees: **0**

Building Charge Report as of 8/9/2020 Work Orders

WO TYPE/ WO#	Job General	Total Work Cost	Award Amt Chg Orders (WOs)	Create Dt/ Award Dt/ Invc Dt/	WO Close Reason	Invoice Approved Amount/ Svc Chg(Y/N)	Admin Fee/ Sales Tax/	Total Charge	Date Charges Transferred to DOF
AOR E637806	MISC		0.00	06/23/2006	No Access	0.00	0.00 0.00	0.00	
Work Order Description: apt a) at living room remove illegal double cylinder key operated lock at the fire exit door									
OMO E710789	GC	884.75	884.75 0.00	10/13/2006 10/17/2006	OMO Completed	884.75	75.00 76.31	1036.06	03/20/07

11/29/2006

Work Order Description: apt b) at bedroom, trace and repair source of concealed water leak from above affecting walls and walls and once source is abated restore damaged wa

OMO	DELEAD	12.00	12.00	12/13/2006	OMO	12.00	15.00	28.04	04/20/07
E716167			0.00	12/18/2006	Completed		1.04		
				12/29/2006					

Work Order Description: as per rc # 20070012184 (enviro-probe inc), perform total lead analysis of 04 dust wipe sample(s) via environmental protection agency (epa) sw845-3050

Totals for 60 WEST 91 STREET Life Cycle: BLDG			
Charge Amount: \$896.75	Admin Fee: \$90.00	Sales Tax: \$77.35	Total: \$1,064.10

Total for all Work Order & AOR charges on all building(s) on this report:			
Charge Amount	Admin Fee	Sales Tax	Total
\$896.75	\$90.00	\$77.35	\$1,064.10

Repair, AEP Fees, Heat/Hot Water Inspection Fees, Inspection Fees Grand Totals

Invoiced Approved & Fee Amount	Admin Fee	Sales Tax	Total
\$896.75	\$90.00	\$77.35	\$1,064.10

Charge Status			
Invoiced - Not Yet Paid by HPD	Paid by HPD - Not Yet Transferred to DOF	Invoiced and Transferred	Grand Totals
\$0.00	\$0.00	\$1,064.10	\$1,064.10

Definitions:

Work Order Section

Work Type: There are two work types:

- OMO: (Open Market Order): Private vendors perform Open Market Order (OMO) work, making repairs in response to HPD solicitations to complete the work described.
- AOR: (Area Office Repair): Repair work performed by HPD personnel.

Work Order #: Distinct identifier assigned to the work order.

Job General: Indicates the general category of the type of work performed. There are some special notes related to specific categories of job general:

- 7A Financial Assistance (7AFA) repair charges are Court/Agency authorized charges for buildings in the 7A Management Program. For more information about whether a 7AFA funded repair is ongoing or completed, or if partial liens have been filed, or will be filed, call the [7AFA Program](#) at (212) 863-7356.
- Utilities: If a property is going to be sold or transferred, it is the responsibility of the parties involved to make sure that all utility bills for service provided by HPD are paid and that service provided by HPD is terminated. Utility Providers can take three or more months to invoice HPD; therefore all charges owed may not be posted on this Building Charge Report at the time of transfer. To terminate service provided by HPD, please contact the Utility Unit at (212)863-7704 for account termination and final invoice estimates.

Total Work Cost: This is the current total cost of the work itself, including the award amount and any change orders. This will not be the amount owed, which will include an administrative fee and sales tax and which may be reduced if the work is not performed and only a service charge is billed.

Estimated Cost: For Elevator work conducted in order to address Department of Buildings violations, an estimated cost of the work will be provided (not including an administrative fee and sales tax that will be owed after billing is finalized). This cost is subject to change until the work is completed and invoiced.

Award Amt: Once the agency and vendor agree on the price for an OMO based on the initial scope of work, this amount is defined as the award amount of the contract, which is listed in the 'Award Amt' column of this report. Since there is no award to an outside vendor when the work is completed by HPD, award amounts for AORs are blank. **Award amounts may not be final and are subject to change order increases or decreases.**

- **Award Amount Note for Utility Charges:** The Award Amount on Utility OMOs is \$1.00 because billing by the Utility Company occurs after the utility account is initially set up. There can be multiple invoices for each Utility OMO. Charges that will be owed for utility services may not appear on this report until after the exact amount owed has been determined, which can take numerous months to occur. One charge being listed on this report for a Utility OMO indicates that other charges may be forthcoming for the same Utility OMO later on. In order to find out if there will be future charges due for a Utility OMO in addition to the charges already listed, please call HPD's Utilities Unit at 212-863-7704. Utility charges will continue to accrue until the property owner opens an appropriate account for the service. Multiple Utility OMOs may exist for the same Utility account.
- **Award amount note for Fireguard charges:** The award amount on a Fireguard OMO is initially listed as \$1.00 because the amount that the Fireguard provider will be awarded for the work order by HPD is determined only after a Fireguard(s) has been initially posted, and the final amount to be charged depends upon how long the Fireguard is in place at the building. Each hour that a Fireguard is in place results in an additional payment to the Fireguard provider and additional billing to the building owner. There can be multiple OMOs for each Fireguard and/or multiple invoices for each Fireguard OMO. Charges that will be owed for Fireguard services may not appear on this report until after the exact amount owed has been determined. This may take several months. One charge listed on this report for a Fireguard OMO indicates that other charges may be forthcoming for the same Fireguard OMO and/or another Fireguard OMO later on. If you have any questions about the hazardous conditions that are resulting in a fireguard that is currently in place at the building, please call HPD's Special Enforcement Unit at 212-863-8611. Charges for Fireguard services will continue to accrue until the building owner cures the hazardous violating condition(s) that have resulted in the need for a Fireguard to HPD's satisfaction or provides its own licensed Fireguard service that is approved by HPD. All expenses incurred by HPD for the Fireguard service will be charged against the building, and may become a tax lien pursuant to NYC Administrative Code §27-2144 if they remain unpaid.

Chg Order: Change orders indicate modifications made to the original scope of work and may result in either an increase or decrease to the initial award amount and to the amount owed. **Change order information will be available only for OMOs awarded on or after August 1, 2011.**

Svc Chg: The 'Svc Chg' column, located immediately below the 'Invoice Approved Amount' figure, indicates whether a service charge is owed to a vendor. A service charge is owed when a vendor makes an attempt to visit a property to address a condition pursuant to a work order and the work order is subsequently cancelled (for example, a service charge can be owed when there is no access to make a repair). If 'Y' appears in the Service Charge column and an amount is not present, then the amount that will be owed for the service charge has not yet been determined.

Total Charge: Amount to be transferred to DOF for collection by DOF.

Description of fees types:

- **AEP Fees:** If this building is in the Alternative Enforcement Program (AEP), then fees may be assessed pursuant to New York City Administrative Code Section 27-2153 and Section 36-03 of Chapter 36 of Title 28 of the Rules of the City of New York. These fees become a tax lien against the property if not timely paid. If you have questions about AEP charges and fees, please call the Alternative Enforcement Program at (212)863-8262.
- **Heat and Hot Water Inspection Fees:** For a third or any subsequent inspection that results in a heat violation within the same heat season (October through May) or for a third or any subsequent inspection which results in a hot water violation within a calendar year, HPD will charge a fee of \$200 for such inspections, pursuant to New York City Administrative Code Section 27-2115. Such fees become a tax lien against the property if not timely paid.
- **Inspection Fees:** Pursuant to section 27-2115 of the New York City Administrative Code, HPD is authorized to impose a fee for the third and each subsequent complaint-based housing inspection it performs in a particular dwelling unit where certain conditions are met, including HPD having already inspected the unit twice in the same twelve-month period, HPD having issued hazardous (class B) or immediately hazardous (class C) violations, and the owner having failed to repair and timely certify that those violations have been corrected. The fee, if not timely paid, becomes a tax lien against the

property.

Copies of documents may be requested pursuant to the Freedom of Information Law (FOIL) by writing to: FOIL Officer, HPD, 100 Gold Street, Room 5-U9, New York New York 10038. A FOIL request may also be submitted via the [HPD website](#).

Print Page



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

Search Date: 8/10/2020

County: NEW YORK
Title/CoNo.: BETTER RANY-40759
Address: 60 WEST 91 STREET
Block: 1204
Lot: 54

STREET REPORT

A search of the Topographical Department shows the following results:

Street Width: WEST 91 STREET - MAPPED AT 30' CEDED 04/17/1860 NORTHERLY
OPEN 05/11/1880 SOUTHERLY.

Cross Streets: CENTRAL PARK WEST - MAPPED AT 63' OPEN 1811
TO THE FULL WIDTH
COLUMBUS AVENUE - MAPPED AT 60' OPEN 12/23/1854
TO THE FULL WIDTH



County: NEW YORK

Search Date: 8/10/2020

Title/CoNo.: BETTER RANY-40759

Address: 60 WEST 91 STREET

Block: 1204

Lot: 54

AIR RESOURCES SEARCH

A search of the records of the City of New York, Department of Environmental Protection, against the above captioned premises shows the following:

Please see attached information.

Municipal Data services Inc. certifies that the records of the above municipal agency were examined on behalf of BETTER RESEARCH. The information reported above is true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.

00030.00



8/10/2020

Municipal Data Services
25 Hyatt Street
Suite 301
Staten Island, NY 10301

Vincent, Sapienza P.E.
Commissioner

RE: Title Search Inquiry

Letter Dated: 8/10/2020

Dear Applicant:

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Please be advised, it is a violation of the New York City Administrative Code, Title 24, Air Pollution Control Code, to operate fuel-burning or process equipment as specified in the Code without a valid Registration or Certificate of Operation. If such equipment, although unknown to us exist, it is automatically in violation of the law. This applies regardless to the information provided here in.

59-17 Junction Boulevard
Records – 9th Floor
Flushing, NY 11373

For the requested locations: 60 WEST 91 STREET **MANHATTAN**

The Bureau of Environmental Compliance Division of Air Engineering has searched its files regarding the above referenced premise(s) and has found that:

Records are available, but there are no outstanding violations.

If there are any existing records or violations for the requested location, please see the attached documents.

For questions related to this finding, please contact us at catsfeedback@dep.nyc.gov or (718) 595-3855



[Register with CATS](#)
[Login into CATS](#)



NYC DEP CATS Information

PREMISES: 60 WEST 91 STREET MANHATTAN BIN: 031614 BLOCK: 01204 LOT: 0054				
Owner: 60 91ST STREET CORP. - ATTN: KIM MORTIMER	Application #: CA460485	Type: REGISTRATION - BOILER	Expiration Date: 7/1/2015	
Business Type: NA	Request Type: Renewal - Boiler	Status: EXPIRED	Submitted Date: NA	Decision Date: 10/21/1985
Boiler Make / Model: NATIONAL RADIATOR HEAT EXTRACTOR / NATIONAL RADIATOR HEAT EXTRACTOR	Fuel Type 1: NO2FUEL	Fuel Type 2: NONE	Heat Input (BTU/Hr.): 840000	
Burner Make / Model: AUTO HEAT DX2F / AUTO HEAT DX2F	Number of Identical Units: 1			

DEED
R 2145
P 2249

Standard N.Y.B.T.U. Form 8001

-Bargain and Sale Deed, without Covenant against Grantor's Acts-Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.
AINE 26823

THIS INDENTURE, made the 26 day of September, nineteen hundred and 74
BETWEEN ANNE SOWELL

60 West 91st Street
New York, NY 10024

party of the first part, and

60 91ST STREET CORP., with offices at 60 West 91st
Street, New York, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly line of Ninety-First Street opposite the center of a party wall which point is distant two hundred and forty-one feet easterly from the corner formed by the intersection of the southerly line of Ninety-First Street with the easterly line of Columbus (formerly Ninth) Avenue; running thence southerly parallel with Columbus (formerly Ninth) Avenue and partly through said party wall, one hundred feet, eight and one-half inches to the center line of the block between Ninetieth and Ninety-First Streets; thence easterly along said center line of the block, twenty feet to the point opposite the center of another party wall; thence northerly parallel with Columbus (formerly Ninth) Avenue and partly through the said last mentioned party wall, one hundred feet, eight and one-half inches to the southerly line of Ninety-First Street and thence westerly along the southerly side of Ninety-First Street, twenty feet to the point or place of beginning.

Said premises being known as and by the street number 60 West 91st Street.

1/2 INT

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ANNE SOWELL BY SEDGWICK
MORTIMER AS ATTORNEY
IN FACT

ANNE SOWELL
Anne Sowell by SEDGWICK
MORTIMER AS ATTORNEY IN
FACT.

RECEIVED 112685320

NEEL 214582250

STATE OF NEW YORK, COUNTY OF *New York*
 On the *26* day of *Sept* 19*74*, before me
 personally came *Sedgwick Mitchell Corp*
 attorney in fact for *Anna Sowell*
 to me known to be the individual described in and who
 executed the foregoing instrument, and acknowledged that
 executed the same.

STATE OF NEW YORK, COUNTY OF
 On the day of 19 , before me
 personally came
 to me known to be the individual described in and who
 executed the foregoing instrument, and acknowledged that
 executed the same.

F.H. Miller
02M5032573
EA 8/29/96
R214582250
P.8246
51
58842

STATE OF NEW YORK, COUNTY OF *New York*
 On the *26* day of *Sept* 19*74*, before me
 personally came *Sedgwick Mitchell*
 to me known, who, being by me duly sworn, did depose and
 say that he resides at No. *22 West 64th St*
Corp
 that he is the *Vice President*
 of *60 91st Street Corp*, the corporation described
 in and which executed the foregoing instrument; that he
 knows the seal of said corporation; that the seal affixed
 to said instrument is such corporate seal; that it was so
 affixed by order of the Board of Directors of said corpora-
 tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
 On the day of 19 , before me
 personally came
 the subscribing witness to the foregoing instrument, with
 whom I am personally acquainted, who, being by me duly
 sworn, did depose and say that he resides at No.
 that he knows
 to be the individual
 described in and who executed the foregoing instrument;
 that he, said subscribing witness, was present and saw
 execute the same; and that he, said witness,
 at the same time subscribed his name as witness thereto.

F.H. Miller
02M5032573
EA 8/29/96

Bargain and Sale Deed
 WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. *ATNC 2692B*

Sowell, Anna

TO

60 91st Street Corp.

SECTION
 BLOCK *1204*
 LOT *54*
 COUNTY OR TOWN *New York*

RETURN BY MAIL TO:

Alan Weisner, Esq.
220 5th Avenue
New York, NY
Zip No. 10001

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
 Distributed by
SECURITY TITLE AND GUARANTY COMPANY
 CHARTERED 1888 **ST** IN NEW YORK

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

02M5032573

REEL 2145 PG 2251
CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- NEW YORK COUNTY -
(This page forms part of the instrument)

Block(s) <u>1204</u>	Record & Return to: <u>Alan Weiner, Esq.</u>
Lot(s) <u>54</u>	<u>220 5TH AVENUE</u> <u>New York NY 10001</u>
<u>602191 2nd Street</u>	Title/Agent Company name: <u>ABSTRACTS, INCORPORATED</u>
	Title Company number: <u>AENC 2682B</u>

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s):

City Register
Serial Number

27836

Mile Tax Serial No.	
Mile Amount	\$
Taxable Amount	\$
Exemption (s)	YES <input type="checkbox"/> NO <input type="checkbox"/>
Type:	[30EE] [258] [OTHER]
Dwelling Type:	[1 to 2] [3] [4 to 6] [over 6]
TAX RECEIVED ON ABOVE MORTGAGE	
County (basic)	\$
City (Addtl)	\$
Spec Addtl	\$
TASF	\$
MTA	\$
NYCTA	\$
TOTAL TAX	\$
Apportionment Mortgage (s)	YES <input type="checkbox"/> NO <input type="checkbox"/>

Joy A. Bobrow, City Register

Indexed
By (s):

Verified
By (s):

Block(s) and Lot(s) verified by (s):

Address

Tax Map

Extra Block(s)

Lot(s)

Recording Fee

Advisory Fee

TP-584/582 Fee (M)

RPTT Fee (R)

HPD-A

HPD-C

New York State Real Estate Transfer Tax

Serial Number

95 S 1360

New York City Real
Property Transfer Tax
Serial Number

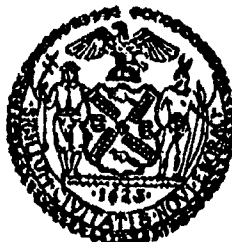
R. 6252

New York State
Gifts Tax
Serial Number

RECORDED IN NEW YORK COUNTY
OFFICE OF THE CITY REGISTER

1994 OCT 13 19924

Witness My Hand and Official Seal



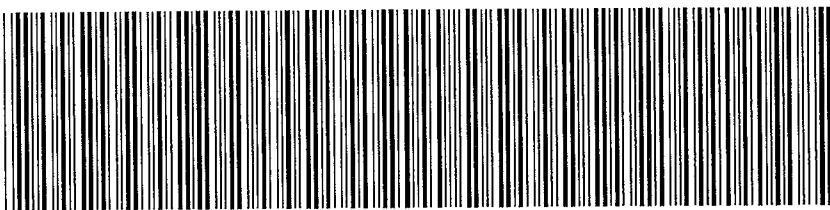
[Signature]

City Register

CR/100 NOV 1994

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2011033101255001001E955E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011033101255001

Document Date: 02-18-2011

Preparation Date: 03-31-2011

Document Type: DEED

Document Page Count: 3

PRESENTER:

MAIN STREET TITLE AGENCY, INC.
190 MAIN STREET
SUITE 306
HACKENSACK, NJ 07601
201-457-3460
jcallirgos@mainsttitle.com MSN22695 (PICK UP RSR)

RETURN TO:

MAIN STREET TITLE AGENCY, INC.
190 MAIN STREET
SUITE 306
HACKENSACK, NJ 07601
201-457-3460
jcallirgos@mainsttitle.com MSN22695 (PICK UP RSR)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1204	54	Entire Lot	60 WEST 91ST STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

YVONNE SOWELL
60 WEST 91ST STREET
NEW YORK, NY 10024

GRANTEE/BUYER:

60 91ST STREET CORP.
60 WEST 91ST STREET
NEW YORK, NY 10024

FEES AND TAXES

Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-07-2011 12:17

City Register File No.(CRFN):

2011000355788



Annette M. Hill

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 18 day of February in the year 2010

BETWEEN NKA Yvonne Mortimer

Yvonne Sowell "as sole heir-at-law of" Arthur Sowell, having an address at 60 West 91st Street, New York, NY 10024

party of the first part, and 60 91st Street Corp., having an address at 60 West 91st Street, New York, NY 10024

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the
See Schedule A attached.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

K. Mortimer

Yvonne Mortimer
Yvonne Sowell "as sole heir-at-law of" Arthur Sowell
Now known As Yvonne Mortimer

Yvonne Mortimer
Yvonne Mortimer

SEAL

Margaretta Mendez
Margaretta Mendez
Notary Public State of New York
No. 02BA5003099
Qualified in Bronx County
Commission Expires January 31, 2011

-ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the Borough of Manhattan, City, County of New York, in the State of New York, bounded and described as follows:

BEGINNING at a point on the southerly line of Ninety-First Street Opposite of the center of a party wall which point is distant two hundred and forty-one feet easterly from the corner formed by the intersection of the southerly line of Ninety-First Street with the easterly line of Columbus (formerly Ninth) Avenue;

RUNNING THENCE southerly parallel with Columbus (formerly Ninth) Avenue and partly through said party wall, one hundred feet, eight and one-half inches to the center line of the block between Ninetieth and Ninety-First Streets;

THENCE easterly along said center line of the block; twenty feet to the point opposite the center of another party wall;

THENCE northerly parallel with Columbus (formerly Ninth) Avenue and partly through the said last mentioned party wall, one hundred feet, eight and one-half inches to the southerly line of Ninety-First Street and thence westerly along the southerly side of Ninety-First Street, twenty feet to the point or place of beginning.

Said premises being known being known as and by street number 60 West 91st Street.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY ss:On the 16 day of May in the year 2011, before me, the undersigned, personally appeared Yvonne Mortimer

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number (if any) thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Quitclaim Deed

SEAL

Title No. MSN 22695
Yvonne Mortimer
60 91 st street Corporation

DISTRIBUTED BY



YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

SECTION:

BLOCK:

LOT

COUNTY OR TOWN:

1204
54
New York
MAIN STREET TITLE AGENCY
NEW YORK DEPARTMENT
190 MAIN STREET, SUITE 306
HACKENSACK, NJ 07601

Efrain J. Gonzalez
Notary Public, State of NY
No. 01606170850
Qualified in Kings County
Comm Exp 7/23/11

1 2208 & 182

CIR

To all to whom these Presents, may come, Send Greeting
 We the undersigned owners of the lots on the North and South side of
 91st (Ninety first) Street and South side of 92nd (Ninety second) Street
 between the 8th (Eighth) and 9th (Ninth) Avenues in the City of New
 York in consideration of the mutual covenants hereinafter contained
 and of the sum of One Dollar by each to the other in hand paid the
 receipts whereof is hereby acknowledged do for ourselves our heirs suc-
 cessors administrators successors and assigns mutually covenant and
 agree that whenever the said lots owned by us respectively many of
 them shall be improved the first buildings to be erected thereon shall
 be for private residences only. In Witness Whereof we have hereunto
 set our hands and seals this twelfth day of May 1888 Estate of Max
 Weil Adm. Weil Ex. © Bernard Cohen. © Geo. F. Johnson. ©
 Dore Lyon. © Patrick Farley © Eli Martin & sealed and delivered
 in the presence of Geo. W. Stake. for Max Weil & Bernard Cohen. -
 Notary Public, Richmond Co. Cert. filed N.Y. Samuel Goldstick
 as to Geo. F. Johnson. Notary Public, N.Y. Co. sealed and signed &
 witnessed in presence of, Moses Barnett as to Dore Lyon. Notary
 Public. N.Y. Co. In presence of Le Roy Porter as to Eli Martin
 State of New York, City and County of New York ss: On this 12 day of
 May 1888 before me personally came Co. M. Weil Ex. of the City
 of New York and Bernard Cohen personally to me known and known
 to me to be the individuals described in and who executed the foregoing
 instrument and who thereupon acknowledged that they respectively
 executed the same. Geo. W. Stake. Notary Public Richmond Co. Cert.
 filed N.Y. State of New York, City and County of New York ss: On this 12
 day of March 1889 before me personally came Eli Martin, personally
 to me known and known to me to be one of the individuals described in and
 who executed the foregoing instrument and thereupon acknowledged that
 he executed the same. Le Roy Porter. Commissioner of Deeds. Albany N.Y.
 Recorded preceding at request of J. H. Arnold
 March, 9th 1889 at 12 o'clock & 28 minutes
 Witness my hand

James J. Shavin.

LDMK DES
R 1696
P 1872

NY 1696 PG 1872

NOTICE OF DESIGNATION
PURSUANT TO CHAPTER 21 SECTION 534
OF THE NEW YORK CITY CHARTER

AND
CHAPTER 3 OF TITLE 25 OF THE ADMINISTRATIVE CODE
OF THE CITY OF NEW YORK

TAKE NOTICE that pursuant to the provisions of Chapter 21
Section 534 of the New York City Charter and Chapter 3 of Title 25
of the Administrative Code of the City of New York, the Landmarks
Preservation Commission of the City of New York has designated as an
Historic District the blocks and lots hereafter enumerated and set
forth.

UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT, MANHATTAN

The Upper West Side/Central Park West Historic District consists
of the property bounded by a line beginning at the southwest corner of
the intersection of Central Park West and West 96th Street, extending
southerly along the western curb line of Central Park West, westerly
along the northern curb line of West 62nd Street, northerly along the
western property line of 25 Central Park West, northerly across West
63rd Street, westerly along the northern curb line of West 63rd
Street, northerly and easterly along the western and northern property
lines of 13-15 West 63rd Street, northerly along part of the western
property line of 3-11 West 63rd Street, easterly along the southern
curb line of West 64th Street, northerly across West 64th Street,
northerly and easterly along the western and part of the northern
property lines of 41 Central Park West, northerly along the western
curb line of West 65th Street, easterly along the southern
curb line of West 65th Street, northerly across West 65th Street,
northerly along the western property line of 51-53 Central Park West,
westerly and northerly along part of the southern and the western
property lines of 55 Central Park West, northerly across West 66th
Street, westerly along the northern curb line of West 66th Street,
northerly along part of the western building line of 8 West 67th
Street, westerly along the southern property lines of 26-50 West 67th
Street, northerly along the western property line of 42-50 West 67th
Street, northerly across West 67th Street, westerly along the northern
curb line of West 67th Street, northerly along the western property
line of 39-41 West 67th Street, westerly along part of the southern
property line of 60-66 West 68th Street, westerly along the southern
property lines of 68-76 West 68th Street and 171-179 Columbus Avenue,
northerly along the eastern curb line of Columbus Avenue, northerly
across West 68th Street to the northeast corner of Columbus Avenue,
westerly across Columbus Avenue, westerly along the northern curb line
of West 68th Street, northerly along the western property lines of
180-188 Columbus Avenue, westerly along the southern property lines of
108-120 West 69th Street and the irregular southern property lines of
122-128 West 69th Street and 2016-2018 Broadway (as determined by the
City Surveyor's Map), northwesterly and northerly along the eastern
curb line of Broadway, northerly across West 72nd Street, northerly
along the eastern curb line of Amsterdam Avenue, easterly along the
southern curb line of West 77th Street, northerly across West 77th
Street, northerly and easterly along the western and part of the
northern property lines of 137 West 77th Street, northerly along the
western property lines of 151-148 and 136 West 78th Street, northerly
across West 78th Street, westerly along the northern curb line of West
78th Street, southerly across West 78th Street, southerly along the
eastern property lines of 371-375 Amsterdam Avenue, westerly along the
southern property line of 371 Amsterdam Avenue, northerly along the
eastern curb line of Amsterdam Avenue to the southeast corner of West
79th Street, westerly across Amsterdam Avenue, westerly along the
southern curb line of West 79th Street, southerly along the eastern
property line of 206 West 79th Street, westerly along the southern
property lines of 206-226 West 79th Street, northerly along the
western property line of 226 West 79th Street, northerly across West

MSL 1696P61877

Upper West Side/Central Park West Historic District

Block 1200: 1, 2, 4, 5, 8, 9, 10, 11, 15, 19
 Block 1200: 23, 25, 31, 37, 38, 39, 40, 41, 42, 43
 Block 1200: 45, 46, 47, 48, 49, 50, 51, 52, 53, 54
 Block 1200: 55, 56, 57, 59, 60, 61, 62, 63, 64, 142
 Block 1200: 146, 150, 151, 152, 161, 1001-1006

Block 1201: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11
 Block 1201: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
 Block 1201: 22, 23, 27, 29, 34, 39, 40, 41, 42, 43
 Block 1201: 44, 45, 46, 47, 48, 49, 50, 51, 52, 53
 Block 1201: 54, 55, 56, 57, 58, 63, 110, 113, 117, 122
 Block 1201: 126, 140, 147, 153, 156

Block 1202: 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
 Block 1202: 18, 19, 20, 21, 22, 23, 24, 25, 26, 29
 Block 1202: 36, 40, 41, 42, 43, 44, 45, 46, 47, 48
 Block 1202: 49, 50, 51, 52, 53, 54, 55, 56, 57, 58
 Block 1202: 108, 112, 116, 121, 141, 145, 149, 153, 157, 1001-1039

Block 1203: 5, 6, 7, 8, 9, 10, 11, 12, 13, 15
 Block 1203: 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
 Block 1203: 26, 27, 28, 29, 31, 33, 37, 38, 39, 40
 Block 1203: 41, 42, 43, 44, 45, 46, 47, 48, 54, 55
 Block 1203: 107, 109, 117, 121, 124, 127, 138, 142, 146, 150
 Block 1203: 154

Block 1204: 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
 Block 1204: 20, 21, 29, 48, 49, 50, 51, 52, 53, 54
 Block 1204: 55, 56, 106, 109, 111, 120, 150, 153

Block 1205: 29, 34

Block 1206: 15, 16, 17, 20, 29, 32, 34

Block 1207: 29, 34, 40, 41, 42, 43, 44, 45, 46, 47 done
 Block 1207: 48, 49, 50, 141, 142, 146, 149

Block 1208: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 Block 1208: 21, 22, 23, 24, 25, 26, 27, 29, 38, 39
 Block 1208: 40, 41, 42, 43, 44, 45, 46, 47, 48, 49
 Block 1208: 50, 51, 52, 114, 116, 117, 121, 124, 127, 137
 Block 1208: 139, 142, 145, 148

Block 1209: 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
 Block 1209: 23, 24, 25, 26, 27, 28, 29, 30, 31, 32
 Block 1209: 33, 37, 41, 42, 43, 44, 45, 46, 47, 48
 Block 1209: 49, 51, 113, 116, 118, 120, 123, 126, 129, 142
 Block 1209: 146, 148

Block 1210: 1, 4, 5, 9, 12, 15, 17, 19, 23, 24
 Block 1210: 25, 26, 33, 37, 38, 39, 40, 41, 42, 43
 Block 1210: 44, 45, 46, 47, 48, 49, 50, 51, 52, 53
 Block 1210: 54, 55, 58, 108, 138, 142, 145, 149, 152, 1001-1150
 Block 1210: 1201-1297

Block 1211: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
 Block 1211: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 Block 1211: 21, 22, 23, 24, 25, 26, 27, 28, 29, 31
 Block 1211: 32, 33, 34, 37, 38, 39, 40, 41, 42, 43
 Block 1211: 44, 45, 46, 47, 48, 49, 50, 52, 55, 56
 Block 1211: 59, 61, 62, 63, 104, 116, 121, 135, 137, 142
 Block 1211: 145, 148, 155

REC 1696861879

TAKE FURTHER NOTICE that such designation was made at a
duly constituted meeting of the Landmarks Preservation Commission held on:

April 24, 1990 [Designation List # 224, item 3 (LP-1647)]

DATED: New York,

LANDMARKS PRESERVATION COMMISSION

BY: Jean R. Olshansky
Jean R. Olshansky, Acting Executive Director

STATE OF NEW YORK)

COUNTY OF NEW YORK)

On the 14th day of May, 1990 before me personally came,
Jean R. Olshansky to me known, who, being by me duly sworn, did depose and
say that she resides at 510 East 86th Street, New York, New York, that she
is the Acting Executive Director of the Landmarks Preservation Commission
of The City of New York, described in and which executed the foregoing
instrument and that she signed her name thereto at the direction of the
said Commission.

Fred W. DeLeon, Jr.

FRED W. DELEON, JR.
Notary Public, State of New York
No. 24-4080 TC
Qualified in Kings County
Certificate filed in New York County
Commission Expires May 27, 1993

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100348514701 160608	CT	310000000019	06/14/16	02/05/16			\$1,755.31
Debtor	60 91ST STREET CORP 211 W 91 ST STE 55 NEW YORK NY						
Creditor	NYC DEPARTMENT OF FINANCE 59 MAIDEN LANE NEW YORK NY 10038						
Attorney	NYC DIRECTOR OF 59 MAIDEN LANE 28 FL. NEW YORK NY 100						
Comments	061416-WARRANT # 00000000193856						

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100348585401 160608	CT	310000000019	06/14/16	02/05/16			\$2,273.42
Debtor	60 91ST STREET CORP 211 W 91 ST STE 55 NEW YORK NY						
Creditor	NYC DEPARTMENT OF FINANCE 59 MAIDEN LANE NEW YORK NY 10038						
Attorney	NYC DIRECTOR OF 59 MAIDEN LANE 28 FL. NEW YORK NY 100						

Comments 061416-WARRANT # 00000000196959

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100348604501 160608	CT	310000000019	06/14/16	02/05/16			\$1,865.47

3

Debtor 60 91ST STREET CORP 211 W 91 ST STE 55 NEW YORK NY

Creditor NYC DEPARTMENT OF FINANCE 59 MAIDEN LANE NEW YORK NY 10038

Attorney NYC DIRECTOR OF 59 MAIDEN LANE 28 FL. NEW YORK NY 100

Comments 061416-WARRANT # 00000000198084

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100366376301 171025	ST	31E012445712	10/26/17	10/24/17			\$181.60

4

Debtor 60 91ST STREET CORP 60 W 91ST ST NEW YORK NY 10024

Creditor NY STATE DEPT OF TAXATION AND FINANCE 00000

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100373817901 180606	CT	3100000000024	06/12/18	05/24/18			\$55.73

5

Debtor 6091ST STREET CORPORATION 60 W 91ST ST NEW YORK NY 10024
 6091 STREET CORP 60 W 91ST ST NEW YORK NY 10024
 60 91 STREET CORP 60 W 91ST ST NEW YORK NY 10024

Creditor NYC DEPARTMENT OF FINANCE 59 MAIDEN LANE NEW YORK NY 10038

Attorney NYC DIRECTOR OF 59 MAIDEN LANE 28 FL. NEW YORK NY 100

Comments 061218-WARRANT # 00000000245611

CC Environmental Control Board (4) BOOK DATE 06/30/20

Key	Docket	Debtor	Amount	Sat
0203778181	11/18	60 91ST STREET CORP 60 WEST 91 STREET NEW YORK NY 10024	\$300.00	
0209118407	05/20	60 91ST STREET CORP 60 WEST 91 STREET NEW YORK NY 10024	\$300.00	
0210224659	06/20	60 91ST STREET CORP 60 WEST 91 STREET NEW YORK NY 10024	\$300.00	

ECB



RANY-40759

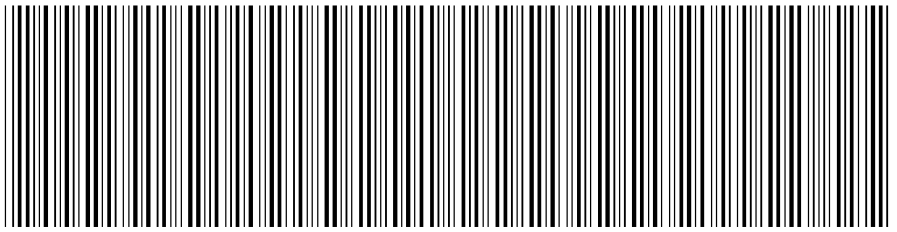
<u>SEC/BLK/LOT</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>County</u>	<u>Returns</u>	<u>Run Date</u>
1204-54	SIDEWALK LIENS	6/1/1987	8/14/2020	MANHATTAN	1	8/18/2020

06 - SIDEWALK LIEN BOOK INQUIRY
[Request Judgment Copy](#)

CTRL NO: 002664123 - 01		DEBTORS: 01	
Docket Date: 02/25/2010		TYPE: SL - SIDEWALK LIEN	
EFFECTIVE DATE: 02/25/2010		COUNTY: 31 NEW YORK (MANHATTAN)	
ENDING:		COURT: NONE	
CLERK / SEQ# : STIMMONS 001		INDEX NUMBER: 82194	
BLOCK: 01204 LOT: 00054			
DEBTOR		CREDITOR	
60 91St Street Corp		Nyc Department Of Transportation	
60 WEST 91ST STREET		55 WATER STREET FL 4	
NEW YORK NY		NY NY 10041	
AMOUNT: .00 Judgment Status OPEN			

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2019022800464001001E8034

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2019022800464001

Document Date: 02-28-2019

Preparation Date: 02-28-2019

Document Type: INITIAL UCC1

FIXTURE FILING

Document Page Count: 4

PRESENTER:

LIEN SOLUTIONS
330 N. BRAND BLVD STE 700
68732129AVH
GLENDALE, CA 91203
818-662-4100
UCCFILINGRETURN@WOLTERSKLUWER.COM

RETURN TO:

LIEN SOLUTIONS
330 N. BRAND BLVD STE 700
68732129AVH
GLENDALE, CA 91203
818-662-4100
UCCFILINGRETURN@WOLTERSKLUWER.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1204	54	Partial Lot	60 WEST 91ST STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

DEBTOR:

60 WEST 91ST STREET
60 WEST 91ST STREET
NEW YORK, NY 10024

SECURED PARTY:

APPROVED OIL CO
6717 4TH AVENUE
BROOKLYN, NY 11220

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 40.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

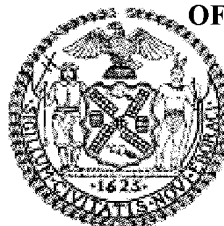
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-06-2019 15:08

City Register File No.(CRFN):

2019000074584



Annette McMill

City Register Official Signature

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY.

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) 18984 - APPROVED OIL	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	68732129 NYNY FIXTURE
File with: New York, NY	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME 60 91ST STREET CORP.						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 60 WEST 91st STREET			CITY NEW YORK	STATE NY	POSTAL CODE 10024	COUNTRY USA
1d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION CORPORATION	1f. JURISDICTION OF ORGANIZATION NY	1g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
2d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME APPROVED OIL CO						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 6717 4th AVENUE			CITY BROOKLYN	STATE NY	POSTAL CODE 11220	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

Fixtures: All Equipment now owned, or the ownership of which is hereafter acquired, by the Debtor, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment and all other utilities whether or not situated in casements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof Notwithstanding the foregoing.

Fixtures: All Equipment now owned, or the ownership of which is hereafter acquired, by the Debtor, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment and all other utilities whether or not situated in casements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof Notwithstanding the foregoing.

5. ALTERNATIVE DESIGNATION (if applicable):		<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAIOLR	<input type="checkbox"/> SELLER/BUYER	<input type="checkbox"/> AG. LIEN	<input type="checkbox"/> NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) (optional)		<input type="checkbox"/> All Debtors		<input type="checkbox"/> Debtor 1	<input type="checkbox"/> Debtor 2
8. OPTIONAL FILER REFERENCE DATA 68732129 CF60W91							

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

60 91ST STREET CORP.

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS: 68732129-NY-61 18984 - APPROVED OIL
APPROVED OIL CO

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

File with: New York, NY CF60W91

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONSADD'L INFO RE
ORGANIZATION
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)**

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted
collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

Section: .

Block: 1204

Lot: 54

Property Type: APARTMENT BUILDING

BEGINNING at a point on the southerly line
of Ninety-First Street opposite of the center
of a party wall which point is distant two
hundred and forty-one feet easterly from the
corner formed by the intersection of the
southerly line of Ninety First Street with the

15. Name and address of a RECORD OWNER of above-described real estate
(if Debtor does not have a record interest):

16. Additional Collateral description:

17. Check only if applicable and check only one box.Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate18. Check only if applicable and check only one box.☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction☐ Filed in connection with a Public-Finance Transaction

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

60 91ST STREET CORP.

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS: 68732129-NY-81 18984 - APPROVED OIL
APPROVED OIL CO

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

File with: New York, NY CF60W91

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONS

ADDL INFO RE
ORGANIZATION
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE

12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

easterly line of Columbus (formerly Ninth) avenue;

RUNNING THENCE southerly parallel with Columbus (formerly Ninth) Avenue and partly through said party wall, one hundred feet, eight and one half inches to the center line of the block between Ninetieth and Ninety-First Streets;

THENCE easterly along said center line of

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional Collateral description:

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction

☐ Filed in connection with a Public-Finance Transaction

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

60 91ST STREET CORP.

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

68732129-NY-61 18984 - APPROVED OIL
APPROVED OIL CO

File with: New York, NY CF60W91

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONSADDL INFO RE
ORGANIZATION
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)**

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

the block; twenty feet to the point opposite
the center of another party wall;THENCE northerly parallel with Columbus
(formerly Ninth) Avenue and partly through
the said last mentioned party wall, one
hundred feet, eight and one-half inches to
the southerly line of Ninety-First Street and
thence westerly along the southerly side of
Ninety-First Street, twenty feet to the point or
place of BEGINNING.15. Name and address of a RECORD OWNER of above-described real estate
(if Debtor does not have a record interest):

16. Additional Collateral description:

17. Check only if applicable and check only one box.Debtor is a: ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate18. Check only if applicable and check only one box.☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction☐ Filed in connection with a Public-Finance Transaction

RIVERSIDE ABSTRACT, LLC
As Agent for
AMTRUST TITLE INSURANCE COMPANY

CLEARANCE INFORMATION

Title No.: **RANY-40759**

THE FOLLOWING IS A LIST OF PLACES AND PHONE NUMBERS WHICH WILL FACILITATE CLEARING SOME OBJECTIONS RAISED IN THIS REPORT. FOR ADDITIONAL INFORMATION CALL:

PARKING VIOLATIONS - A Satisfaction of Judgment must be obtained from the parking Violations Bureau located at any of the below addresses. Said Satisfaction is then to be filed with the New York County Clerk's Office located at 60 Centre Street, New York, NY and upon paying an \$8.00 fee they will issue a Certificate of Disposition. In the alternative you can go to nyc.gov/finance and pay the amount due. Please forward to our company a receipt of your payment in order for us to omit any PVB Objection.

PVB HELP CENTERS: (718)422-7800 - OPEN MONDAY THROUGH FRIDAY - 8:30 AM TO 7:00 PM

MANHATTAN HELP CENTER - 1 Centre Street (1st Floor)

BRONX HELP CENTER - 1400 Williamsbridge Road

BROOKLYN HELP CENTER - 210 Joralemon Road

QUEENS HELP CENTER - 89-61 162nd Street

STATEN ISLAND HELP CENTER - 300 St. Marks Place

NEW YORK STATE TAX COMMISSION LIENS - For information regarding disposition and payments, please write: Tax Compliance Division, PO Box 5149, Albany, NY 12205, or call (800)835-3554 or (800)452-0455.

WEB SITE: www.tax.state.ny.us

FEDERAL TAX LIENS -For information regarding disposition and payments, please write: The Internal Revenue Service, 290 Broadway, New York, NY or at 210 East Post Road, White Plains, NY 10601 or call (800)829-1040. In Brooklyn, call (718)488-2818. Upstate call (716)961-5305. In New York City call (212)719-8276.

WEB SITE: www.irs.gov

CITY OF NEW YORK LIENS - For information regarding disposition and payments, please write: The Department of Finance, Bureau of Tax Collection, 345 Adams Street, 5th Floor, Brooklyn, NY 11201.

WEB SITE: www.nyc.gov/finance

HIGHWAY DEPARTMENT (sidewalk violations) - For information regarding disposition and payments, please write: The Highway Department, 51 Chambers Street, New York NY 10007 or call (718)222-7233.

ENVIRONMENTAL CONTROL LIENS - For information regarding disposition and payments, please write: The Environmental Control Board, 66 John Street, 10th Floor, New York, NY 10001 or call (212)361-1400.

TRANSIT ADJUDICATION LIENS - For information regarding disposition and payments, please write: 505 Fulton Street, 6th Floor, Brooklyn, NY 10201 or call (347)643-5800 or (718)330-3000 (Law Department).

NEW YORK STATE COMMISSIONER: For information regarding dispositions and payments, please write: NYS Department of Labor, Building 12, State Campus, Room 500, Albany, New York 12240 or call (518)457-2746. WEB SITE: www.labor.state.ny.us

INTEREST CLERK - For interest on all outstanding taxes in the City of New York or questions regarding In-Rem, please write: The City of New York, Department of Finance, 345 Adams Street, 5th Floor, Brooklyn, NY 11201, or call (718)935-6533.

NEW YORK STATE DEPARTMENT OF TAX AND FINANCE: For the State of New York, Form TP-584 must be completed along with the appropriate tax check (made payable to the NYS Department of Finance, and forwarded to : NYS Department of Taxation and Finance, PO Box 5045, Albany, NY 12205-5045 or call (518)485-6800 - WEB SITE: www.tax.state.ny.us

For Filing TP-584 for Co-Ops, forward to Department of Taxation and Finance, Miscellaneous Tax Insourcing Unit, W.A. Harrison Campus, Building 8, Room 600, Albany, NY 11228.

When the property is in the City of New York, The RPT must be completed along with the appropriate tax and made payable to NYC Department of Finance along with an additional check for \$25.00 (made payable to the City Register) and forwarded to: Department of Finance, 345 Adams Street, 5th Floor, Brooklyn, NY 11201.

PRIVACY NOTICE 2

Independent Agencies and Unaffiliated Escrow Agents

WHAT DOES RIVERSIDE ABSTRACT, LLC and AMTRUST TITLE INSURANCE COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Riverside Abstract, LLC and AMTrust Title Insurance Company, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the project or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as companies engaged in banking, consumer finance, securities and insurance, need to share customer's personal information to run their everyday business – to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes – to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes – to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness.	No	We don't share
For our affiliates to market you	Yes	No
For nonaffiliates to market you. Nonaffiliates are companies not related by common ownership or control. They can be financial or nonfinancial companies	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliated, such as a third party insurance company, we will disclose your personal information to that nonaffiliated. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often does Riverside Abstract, LLC notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Riverside Abstract, LLC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Riverside Abstract, LLC collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Request insurance-related services • Provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at (718) 252-4200.